

## REQUEST FOR COUNCIL ACTION

MEETING 147  
DATE: 06-16-03

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-6
ITEM DESCRIPTION: Annexation Petition #03-14 by Roger Carlsen to annex approximately 59.92 acres of land located north of 19 <sup>th</sup> Street NW and east of 50 <sup>th</sup> Avenue NW. The property is located in a part of the NW ¼ Section 29, Cascade Township.		PREPARED BY: Brent Svenby, Planner

June 10, 2003

### City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission reviewed this annexation request on May 28, 2003. The Commission found that this property is adjacent to the City limits and can be served by city services upon extension of sanitary sewer and water lines from their present ends. The Planning Commission therefore recommends approval of this request.

Ms. Petersson moved to recommend approval of Annexation Petition #03-16 by Ernest Morris as recommended by staff. Mr. Quinn seconded the motion. The motion carried 9-0.

### Planning Department Recommendation:

See attached staff report, dated May 19, 2003.

Minnesota Statutes now specify that the property taxes payable in the year an annexation is effective shall be paid to the Township. For the five years following the annexation, the City must make a cash payment to the Township equaling 90%, 70%, 50%, 30% and 10% of the Townships share of the taxes in the year the property was annexed. The Township Taxes on this property for 2003 is \$186.91.

### Council Action Needed:

1. Following the public hearing, if the Council wishes to proceed as petitioned, it should instruct the City Attorney to prepare an ordinance to be adopted and transmitted to the MN Planning /Office of Strategic and Long Range Planning.

### Attachments

1. Staff report, dated May 19, 2003.
2. Draft copy of the minutes of the May 28, 2003, CPZC meeting

### Distribution:

1. City Administrator
2. City Clerk
3. City Attorney: Legal Description Attached
4. City Finance Director: Tax Information Attached
5. Planning Department File
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, June 16, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. McGhie & Betts Inc.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

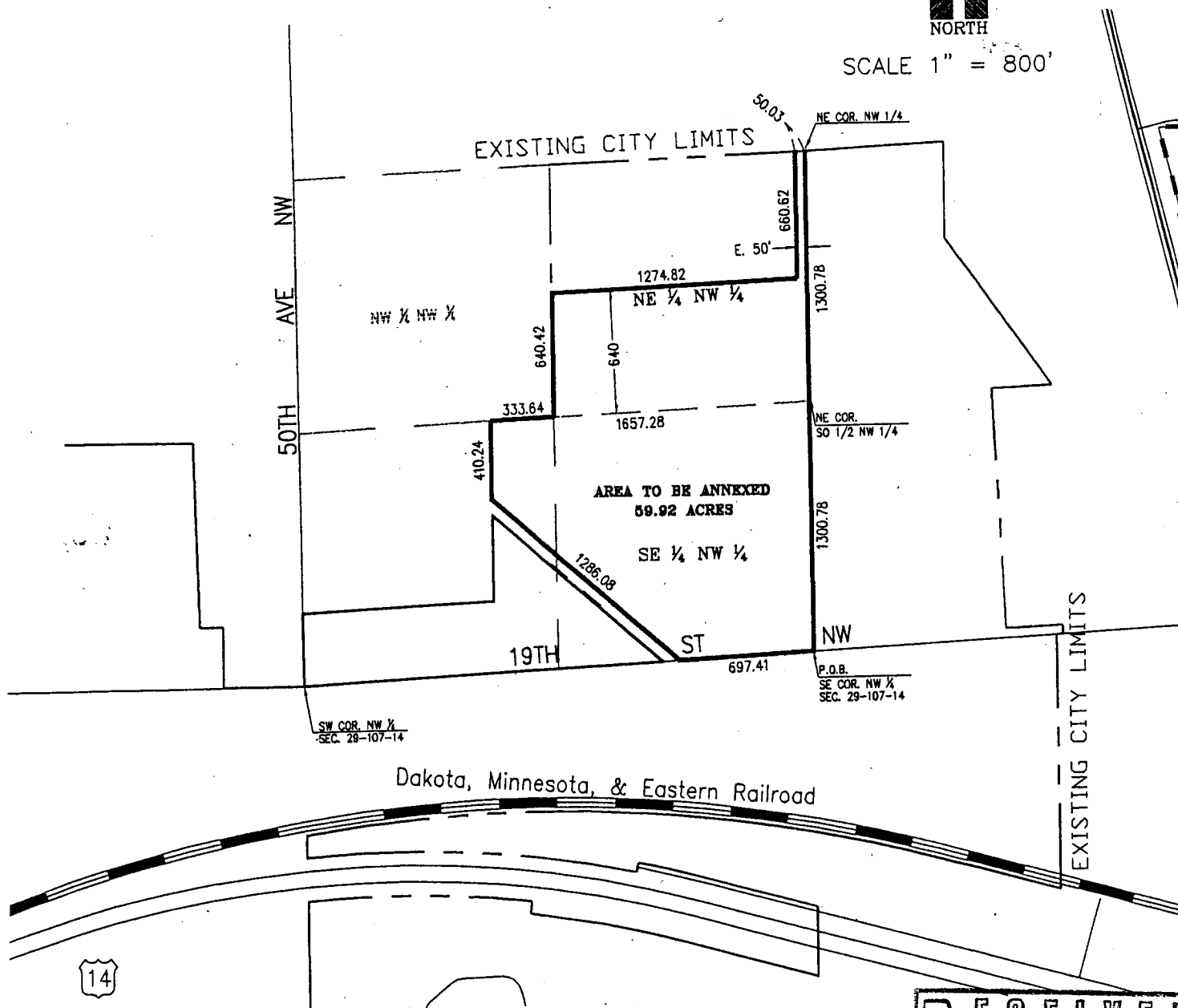
148

# ANNEXATION EXHIBIT

DESCRIPTION: SEE ATTACHED



SCALE 1" = 800'



RECEIVED  
APR 30 2003  
PLANNING DEPARTMENT

REVISED: 04/22/03

FOR:

WEST 19 DEVELOPMENT, LLC  
4410 19TH STREET N.W.  
ROCHESTER, MN.  
55901

Land Surveying  
Urban-Land  
Planning  
Consulting - Civil  
Engineering

**McGhie**



Geotechnical  
Engineering  
Construction Material  
Testing  
Landscape  
Architecture

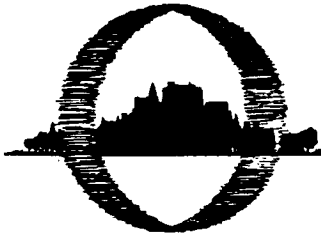
1448 Third Avenue S.E.  
Rochester, MN 55904

SCALE: 1" = 800'

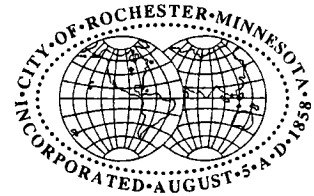
DRAWN BY: MMM

DATE: 02/08/03

ACCT. NO.: 1112H/2653 Cadd No. 2653ANNE



COUNTY OF  
*Olmsted*



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ROCHESTER-OLMSTED  
PLANNING DEPARTMENT  
2122 CAMPUS DR SE  
ROCHESTER MN 55904-4744  
ADMINISTRATION/PLANNING 507/285-8232  
GIS/ADDRESSING/MAPPING 507/285-8232  
HOUSING/HRA 507/285-8224  
BUILDING CODE 507/285-8213  
WELL/SEPTIC 507/285-8345  
FAX 507/287-2275

**TO: City Planning and Zoning Commission**

**FROM: Theresa Fogarty, Planner**

**DATE: May 19, 2003**

**RE: Annexation Petition #03-14 by Roger Carlsen to annex approximately 59.92 acres of land located north of 19<sup>th</sup> Street NW and east of 50<sup>th</sup> Avenue NW. The property is located in a part of the NW ¼, Section 29, Cascade Township.**

**Planning Department Review:**

**Applicants/Owners:** Roger Carlsen  
4410 NW 19<sup>th</sup> Street  
Rochester, MN 55901

**Architect/Engineer:** McGhie & Betts, Inc.  
1648 Third Avenue SE  
Rochester, MN 55904

**Existing Land Use:** This property is currently undeveloped land.

**Existing Zoning:** The property is zoned A-4 (Agricultural Urban Expansion) District on the Olmsted County zoning map.

**Future Zoning:** Upon annexation, the property will be zoned R-1 (Mixed Single Family Residential) district on the Rochester Zoning Map.

**Land Use Plan:** This property is designated for "low density residential" uses on the Rochester Urban Service Area Land Use Plan.

**Adjacency to the Municipal Limits:** The property is adjacent to the city limits along its northern boundary.

**Sewer & Water:** This area is within the Northwest High Level Water System Area, which is currently available north of this property within the Badge Ridge development, to the east within Circle 19 Plaza development and to the south of the railroad within the Seehusen Industrial Park Development.

Municipal sewer & water are not currently available, but can be extended to serve this property.



**Utilities:**

Pursuant to Minnesota Statutes 414.033 (subd. 13), a municipality must notify a petitioner that the cost of electric utility service may change if the land is annexed to the municipality. A notice has been provided to the applicant.

**Townboard Review:**

Minnesota State Statutes require that the Townboard members receive a written notice, by certified mail, 30 days prior to the public hearing. The City Council will hold a public hearing on this item on Monday, June 16, 2003. The City Clerk has sent the certified 30 day notice.

**Referral Comments:**

No referral comments attached.

**Report Attachments:**

1. Annexation Map
2. Location Map

**Staff Recommendation:**

This property is adjacent to the City limits and can be served by city water services upon extension of the water lines from their present ends. The Planning staff recommends that the City proceed to adopt an ordinance annexing the property according to Minnesota Statutes 414.033, Subdivision 2(3).

MINUTES OF THE  
CITY OF ROCHESTER PLANNING COMMISSION  
2122 CAMPUS DRIVE SE – SUITE 100  
ROCHESTER MN 55904

Minutes of the regularly scheduled meeting of the City Planning and Zoning Commission held on Wednesday, May 28, 2003, at 7:00 p.m. in the Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, MN.

**Members Present:** Ms. Lisa Wiesner, Chair; Ms. Mary Petersson; Ms. Leslie Rivas; Mr. John Hodgson; Mr. Robert Haeussinger; Mr. James Burke; Mr. Paul Ohly; Mr. Michael Quinn, Vice Chair; and Mr. Randy Staver

**Members Absent:**

**Staff Present:** Mr. Brent Svenby and Ms. Stephanie Foster


**Other City Staff Present:** Ms. Pat Alfredson, City Attorney and Mr. Terry Spaeth, City Administration

**ADMINISTRATIVE BUSINESS:**

Mr. Haeussinger made a motion to approve the minutes of May 14, 2003, as written. Mr. Quinn seconded the motion. After a short discussion, the minutes from May 14, 2003 were approved unanimously.

Mr. Haeussinger made a motion to approve the agenda, as written. Mr. Quinn seconded the motion. The motion carried unanimously.

**ANNEXATIONS:**

 **Annexation Petition #03-14 by Roger Carlsen to annex approximately 59.92 acres of land located north of 19<sup>th</sup> Street NW and east of 50<sup>th</sup> Avenue NW. The property is located in a part of the NW ¼ Section 29, Cascade Township.**

Mr. Brent Svenby presented the staff report, dated May 19, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

**Ms. Petersson made a motion to approve Annexation Petition #03-14 by Roger Carlsen as recommended by staff. Mr. Quinn seconded the motion. The motion carried 9-0.**

**Annexation Petition #03-15 by Arleeta Rollins to annex approximately 26.4 acres of land located north of Northway Lane NE, east of Northland Place NE, north of Baffin Lane NE and east of US Highway 63 North. The property is located in the E ½, NW ¼ NE ¼ Section 24, a part of the W ½, NW ¼ NE ¼ Section 24 and a part of the NE ¼ NW ¼ Section 24, Cascade Township.**

Mr. Brent Svenby presented the staff report, dated May 19, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

**Ms. Rivas moved to approve Annexation Petition #03-15 by Arleeta Rollins as**

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